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CHEVY CHASE VILLAGE  
BOARD OF MANAGERS  
APRIL 14, 2014 MEETING

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STAFF INFORMATION REPORT

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**TO:** BOARD OF MANAGERS

**FROM:** SHANA R. DAVIS-COOK, VILLAGE MANAGER   
ELLEN SANDS, PERMITTING AND CODE ENFORCEMENT COORDINATOR 

**DATE:** 4/10/2014

**SUBJECT:** PROPOSED CHANGES TO CHAPTER 8 (BUILDING REGULATIONS) OF THE VILLAGE BUILDING CODE,  
PROPOSED BY THE BUILDING CODE REVIEW COMMITTEE.

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**Background**

Subsequent to the comprehensive review of the Village Building Code (Chapter 8) by the Building Code Review Committee, several additional items were identified by staff as requiring clarification. For the most part these represented coordination with other changes within the Chapter, for consistency, rather than any substantive changes to permitting requirements. The below recommended changes have been coordinated with Counsel and incorporated into the attached revised Ordinance, Resolution No. 04-01-14.

**Subsequent Revisions: Chapter 8, Building Regulations**

- Definitions:
  - The definition of “accessory building” has been expanded to include “without limitation sheds of any size”.
  - Within the definition of “wall”, “erection” was replaced with “construction...”
- Section 8-5. In the explanation of what work requires a building permit, a sentence was added clarifying that “While not all structures require a building permit, all structures as defined in this chapter are subject to location and setback requirements”. This is intended to draw to applicants’ attention to the requirements contained within the Building Code that pertain to structures, regardless of whether a Building Permit is required.
- Section 8-5(3). “Sheds of any size” has been added to the list of accessory buildings for which a building permit is required. This is consistent with the Montgomery County Building Code.
- Section 8-5(7). “Permanently anchored play equipment” has been added to the list of structures for which a permit is required. Play equipment had previously been added to the definition of “structure”, however it was added in the permit list to assist readers in identifying the permit requirement.
- Section 8-10(b). In the Review Procedures of the Appeals division of the chapter, the following clarifying sentence was added: “An application shall also be made prior to construction or installation of any structure that does not require a building permit if the location or setback would require a variance”. This is not a revision to permitting requirements, but a clarification of the appeal process.
- Section 8-11(b)(4) and Section 8-18. Demolition of buildings has been re-classified as an administrative special permit (which requires noticing, but no Board hearing, unless an objection to the demolition is raised).
- Section 8-21. Hand rails and arbors have been added to the section heading. Hand rails have been added to the subsequent location and permitting regulations.